

Rebuild Shelby: A Leader in the Past and Future

Shelby, NC, played an important role in our nation's history as the scene of a crucial Revolutionary War battle – the Battle of Kings Mountain – which most historians agree led to the defeat of Britain.

Now, Shelby is poised to make its mark on the nation's energy future while preserving its past through the Rebuild America program.

Preserving History

The private, nonprofit Uptown Shelby Association, Inc. formed Rebuild Shelby in July 1997 as a complement to its Main Street program, which is focused on the preservation of Shelby's historic buildings.

"We have one of the largest concentrations of older buildings in the county, and it is a natural for us to promote energy retrofits as a part of the historic building rehabilitation," notes Rebuild Shelby leader Ted Alexander.

Gaining Broad Support

To assist in the effort to improve Shelby's buildings through energy efficiency, Rebuild Shelby successfully recruited key local partners, including the County Economic Development Commission, Historic Shelby Foundation, Cleveland County Vocational Industries, Small Business Center, Retail Merchants Forum, Shelby City School System

and Transportation Administration of Cleveland County. Other important partners are the City of Shelby and the Community Education for Enterprise Development program, sponsored by the North Carolina Rural Development Center and the North Carolina Division of Urban and Community Forestry.



The Shelby Farmers Market was one of the first buildings targeted to receive energy audits and upgrades through the Rebuild Shelby partnership.

Filling the Coffers

Rebuild Shelby quickly tapped state resources by participating in a grant program with the North Carolina Department of Commerce's Energy Division. The state lent a sympathetic ear, acknowledging that funding often prevents building owners from performing energy upgrades. The state demonstrated its commitment to Rebuild Shelby by giving the partner-

PARTNERSHIP FACTS

- **Total Area Retrofitted**
339,606 square feet
- **Annual Savings**
\$118,862
- **Estimated Cost**
\$1,561,637

- **Annual Energy Savings**
6,792 MMBtu

- **Notable**
Revitalization of historic buildings, integration with the National Main Street Program, highly successful Arbor Day events, 41,700 square feet committed

ship \$100,000 for a matching incentive program and \$10,000 for administrative costs.

Rebuild Shelby is using this grant money in the community to leverage private funds. For commercial and private/public projects, a 2:1 match is required for a grant of up to \$5,000 per individual project. For historic buildings, a 4:1 match is required to receive a grant of up to \$2,500 per project. Through this funding, about 25 buildings will be energy-retrofitted, representing nearly 10 percent of the buildings in the Central Shelby National Register Historic District and the Uptown Shelby Municipal Service.

Marching Forward

The Rebuild Shelby partnership is working within the Uptown Shelby Municipal Service District toward completing energy assessments in nearly 1.7 million square feet of public, private and residential space in the Central Shelby National Register Historic District. Among the buildings identified are the City Hall, Shelby City Park Carousel Building, the Farmers Market, the

historic Rogers Theatre and the Cleveland Vocational Industries. After reviewing the results, Rebuild Shelby, with technical assistance from Rebuild America and



Rebuild Shelby in action: Construction workers handle renovations on the Book Mill Building at 213 S. Trade St.

the City Utility Department, selected approximately 750,000 square feet of buildings to be retrofitted. For historic buildings, the partnership is working closely with state and local architectural and historical agencies to identify upgrades that are consistent with the U.S. Secretary of Interior's Standards for the Rehabilitation of Historic Structures.

Putting their principles into practice, the lead organization of Rebuild Shelby, the Uptown Shelby Association, recently converted a vacant warehouse into its new offices. Using a federal community loan, Uptown Shelby Association and its architect, Roger Holland, combined Rebuild America's energy saving measures with the building's historic "industrial" characteristics and the interior secretary's standards.

Charting a Course for the Future

The Rebuild Shelby partnership recognizes that Rebuild America will have lasting positive affects on communities in North Carolina and across the nation. It has promoted Rebuild America in numerous communities in the state.

In addition to its building retrofit effort, the partnership will evaluate the energy use of existing pedestrian and street lights and the city's holiday displays, as well as using "Citygreen" computer analysis to assess the energy savings of its 140 live oak trees that line the streets in the uptown district. Rebuild Shelby is demonstrating that historic preservation and energy retrofits are compatible with the town's Main Street program by achieving a high level of small business and downtown revitalization success.

TO LEARN MORE ABOUT REBUILD SHELBY, NC, CONTACT:

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For more information visit the Rebuild America Web site at: www.rebuild.org

